

Playa Neighborhood



City of El Paso — Plan Commission — 03/21/2019

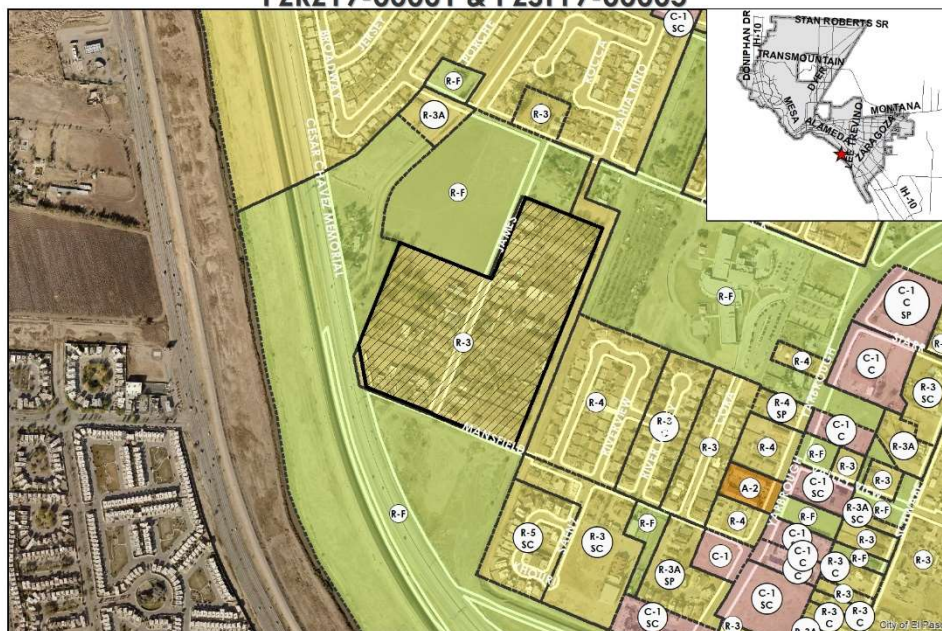
PZRZ19-00001 Rezoning

STAFF CONTACT:	Raul Garcia, (915)212-1643, garciar1@elpasotexas.gov
APPLICANT:	City of El Paso
REPRESENTATIVE:	City of El Paso
LOCATION:	James St. South of Craddock St.
LEGAL DESCRIPTION:	Portions of Tracts 4 and 5, Block D and portions of Tracts 6 through 9, Block C, Christy Tract, an addition to the City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-3 (Residential)
REQUEST:	To rezone from R-3 (Residential) to R-1 (Residential)
RELATED APPLICATIONS:	PZST19-00005 Special Permit Planned Residential Overlay
PUBLIC INPUT	No communications in support or opposition. Notices sent to property owners within 300 feet on March 8, 2019.
STAFF RECOMMENDATION:	Approval (see Pages 2-4 for basis of recommendation)

SUMMARY OF REQUEST: The City of El Paso is requesting a rezoning from R-3 (Residential) to R-1 (Residential). The request includes 26 individual parcels on two blocks, all of which are currently developed as single-family residential.

SUMMARY OF RECOMMENDATION: The Development Coordinating Committee and Planning Division recommend **APPROVAL** of the rezoning from R-3 to R-1. The proposed zoning district is consistent with the existing uses and character of the subject properties

PZRZ19-00001 & PZST19-00005



This map is designed for illustrative purposes only. The features depicted here are approximate and should not be used for legal purposes. The City of El Paso is not responsible for any errors or omissions in this map. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 200 400 800 1,200 1,600 Feet



DESCRIPTION OF REQUEST

The City Council on May 15, 2018 approved an item requesting staff to initiate a rezoning for the subject property in the effort to protect and preserve the existing ranch farm character of the neighborhood. The City of El Paso is proposing to rezone the Playa Neighborhood from R-3 (Residential) to R-1 (Residential) to protect the rural character of the neighborhood. The properties are composed of large lots and occupied by single-family homes, no changes are proposed to the existing single-family use.

REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes. The subject property is surrounded by R-F (Ranch-Farm) zone supporting the rural type character of the area.
Plan El Paso Decisions on rezoning requests will be made in accordance with Plan El Paso and in accordance with all requirements of City and State law.	The property is designated G-3, Post-War. This sector applies to neighborhoods developed from the 1950s through the 1980s. The rezoning strives to preserve the existing character of the area.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is comprised of lots which are part of the original Christy Tracts platted in 1909. The vast majority of the lots are just under 1-acre in size consistent with the rural type ranch farm character of the area. Properties surrounding the subject property were also platted as part of the Christy Tract plat and include large lots zoned Ranch Farm. Surrounding land uses include a lateral, vacant land, large Ranch-Farm lots, and an elementary school.

PZRZ19-00001 & PZST19-00005



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

COMPLIANCE WITH PLAN EL PASO	DOES IT COMPLY?
<u>G-3 – Post-War</u> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, the proposed zoning will maintain the existing housing stock.
ZONING DISTRICT	DOES IT COMPLY?
<u>R-1 (Residential)</u> The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. The proposed zoning will preserve the existing residential character of the area and maintain a low density of dwelling units.
GOAL	DOES IT COMPLY?
<u>2.6</u> Yes, the proposed zoning will maintain the existing housing stock. The City of El Paso encourages the protection and preservation of critical arroyos leading from the Franklin Mountains and farmlands along the Rio Grande valley.	The proposed R-1 low-density semi-rural zone will encourage preservation of the farm-like character of this Mission Valley neighborhood.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The existing R-3 zone would permit a higher density with smaller lots, in conflict with the large lots and existing rural type character of the neighborhood.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The proposed zone would permit the large lots consistent with the existing rural type character of the neighborhood.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The proposed rezoning will protect the existing low-density character of the neighborhood. The new zoning districts will permit existing uses and ensure that future uses are compatible with existing development patterns.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains servicing the subject property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Playa Drain Neighborhood Association. The neighborhood association was contacted as required by Title 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 8, 2019. The Planning Division has not received any communications for or against the proposal.

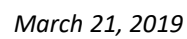
STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments provided any negative comments.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Zoning Map
2. Future Land Use Map
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Detailed Site Plan

PZRZ19-00001 & PZST19-00005



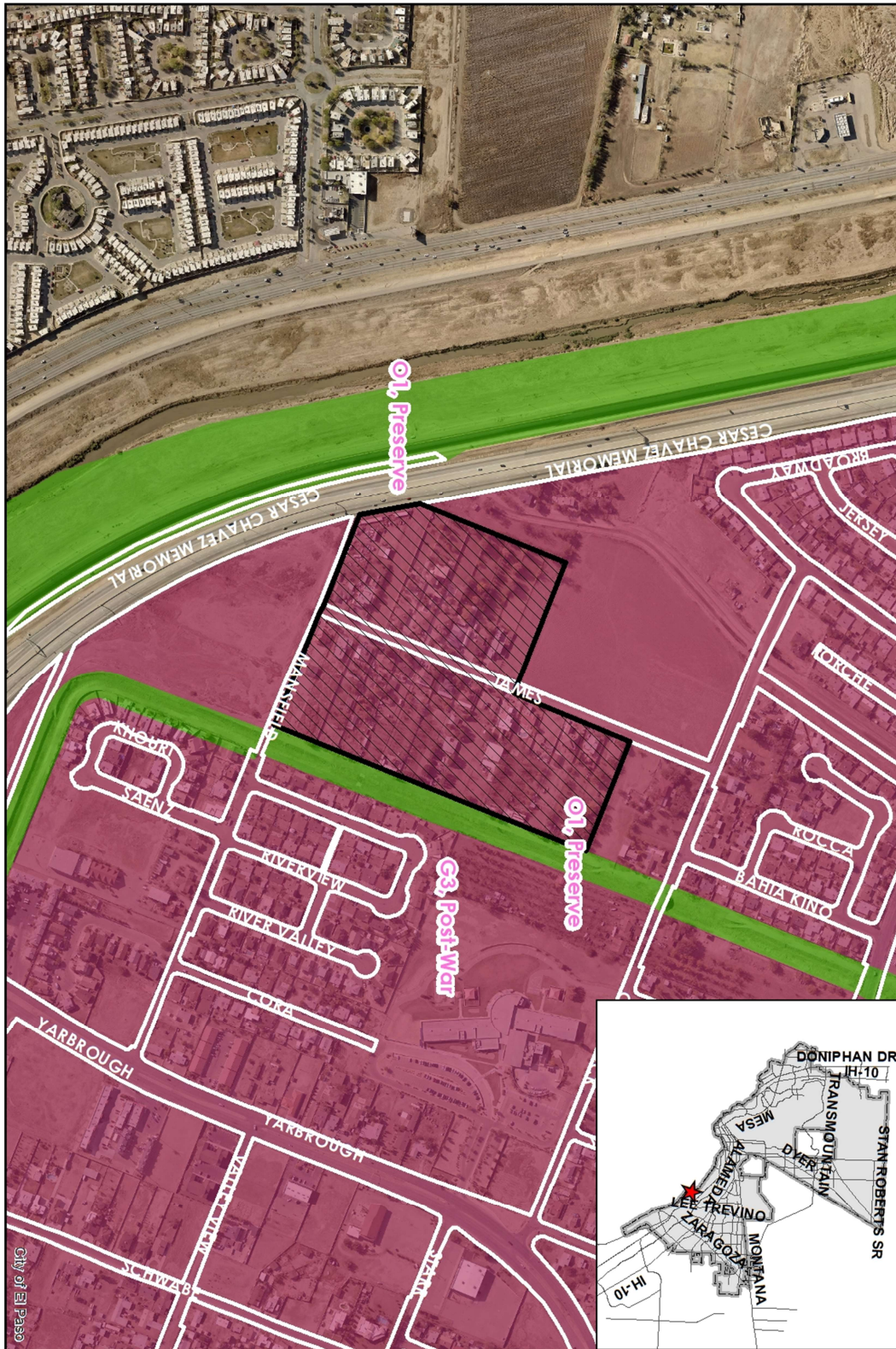
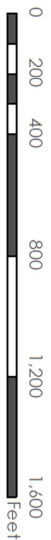
ATTACHMENT 2

PZR19-00001 & PZST19-00005

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map are not permitted. The Planning Division is not responsible for any inaccuracies of this map. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



ATTACHMENT 3

Texas Department of Transportation

TXDOT has no objection to the rezoning, however, if there are any changes to the grading or drainage of this development then it will have to be submitted to TXDOT for review.

Planning and Inspections Department – Plan Review

Recommend approval.

Planning and Inspections Department – Landscaping Division

No comments received

Planning and Inspections Department – Land Development

1. All lots in this subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all storm-water runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. 2. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed storm-water, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material. 3. Add note to detailed site development plan: "On-site ponding of all storm-water runoff discharge volumes is required within each subdivided lot and shall comply with all provisions of Municipal-Code Section 19.19.010A, DSC panel 1-4C-J, and DDM section 11.1".

Fire Department

Recommend approval.

Parks and Recreation Department

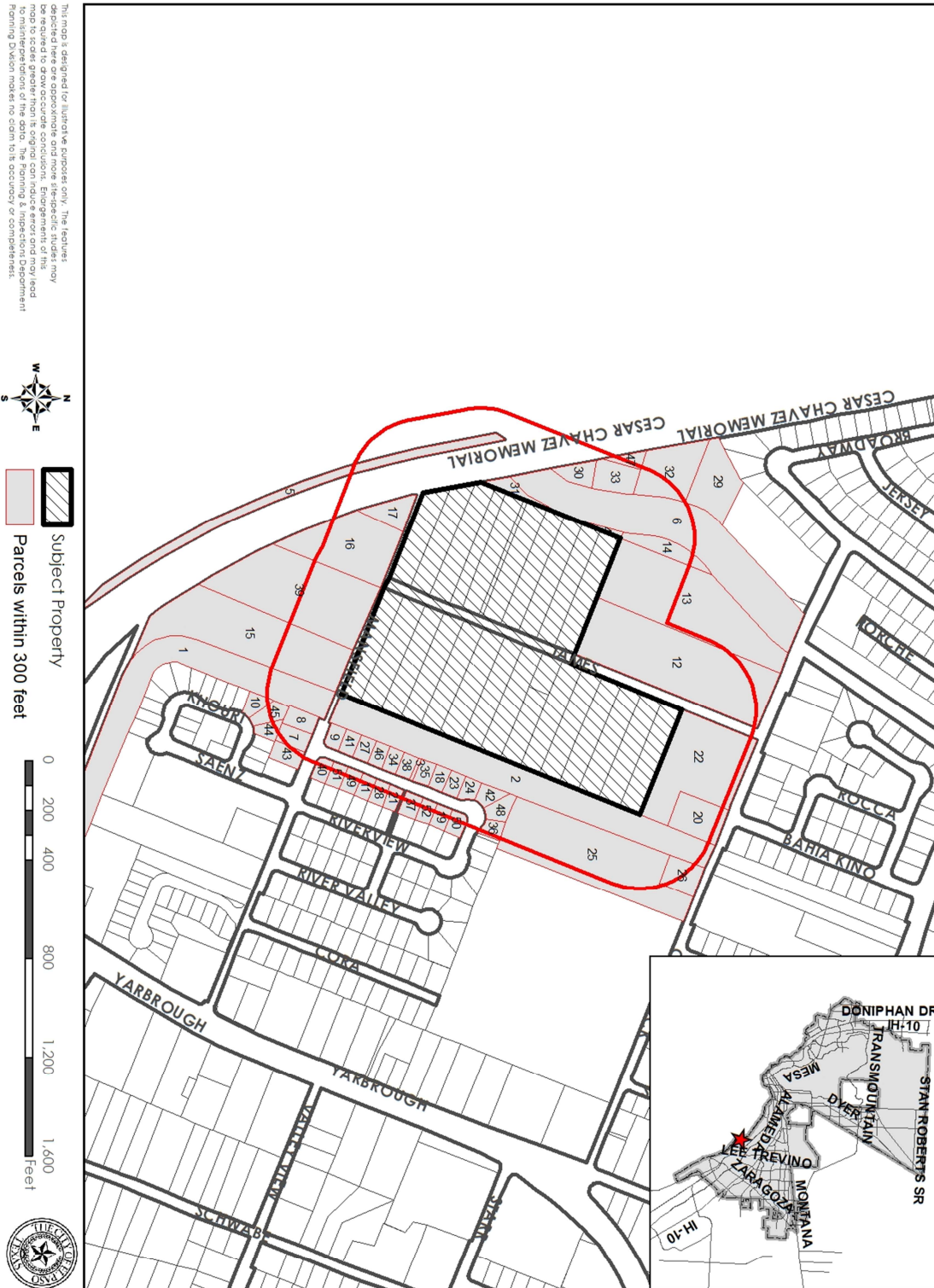
We have reviewed received rezoning application case PZRZ19-00001 and Special Permit application case PZST19-00005 and have no objections to proposed rezoning or the Special Permit applications

Sun Metro

No objections.

ATTACHMENT 4

PZRZ19-00001 & PZST19-00005



ATTACHMENT 5

